

November 19, 2019

**Call to Order:** The monthly meeting of the Sterling Planning and Zoning Commission was called to order at 7:30 p.m.

Roll was called: Frank Bood-present, Dana Morrow-absent, Ross Farrugia-present, Victoria Robinson-Lewis-present, Caren Bailey-absent, Alternate Michael Rouillard-present, and Alternate Kim Smith-Barnett-absent.

Alternate M. Rouillard was seated for C. Bailey.

Staff present-Jamie Rabbitt, Russell Gray, and Patricia Ball.

Also present – Daniel Foley, Rick Saccoccio, Gloria Mullien, Elizabeth Costa, Kevin Costa, Paula Ducharme, Robert Ducharme, David Mercer, Deborah Mercer, Fran O'Connor, Bill O'Connor, Rosemary Garcia, John Garcia, Robert Ogdon, Robert Garvin, Shirley Garvin, Nancy Furdon, Paul Furdon, Hedy Brown, Christine Zamoider, John Zamoider, Dale Vandermark, Jeff Joslyn, Lindsay Joslyn, Amy Fadden, Harry Fletcher, Robert Allaire, Shirley Allaire, and Norm Thibeault.

**Audience of Citizens:** Bob Gavin, a seasonal camper, stated he is concerned about his fellow campers and does not understand why they are being treated this way since they pay their taxes and have lived at this location for several years.

**Approval of Minutes:** V. Robinson-Lewis made a motion, seconded by R. Farrugia, to approve the monthly meeting minutes of 10/15/2019 as written and presented. All voted in favor of the motion.

**Correspondence:** Chairman F. Bood stated he received an email dated 11/19/2019 from Dana Morrow regarding Gibson Hill Campground (copy on file). He also received an email dated 11/19/2019 from Dr. David Levine of Connecticut Valley Hemp Drying & Extraction LLC requesting an extension regarding his application (copy on file).

**Unfinished Business:**

**a. Discussion Regarding the Plan of Conservation and Development:** V. Robinson-Lewis made a motion, seconded by R. Farrugia, to table this item to the next meeting. All voted in favor of the motion.

**b. Application by Connecticut Valley Hemp Drying & Extraction, LLC (Company Owner: David Levine, MD) to construct a 30' x 96' Temporary Greenhouse for Property Located at 29 Industrial Park Road North (Property Owner: ATMA Investments, LLC – Assessor's Map: 03842/017/IP15):**

As a matter of clarification, J. Rabbitt stated that the commission received a letter attached to the email correspondence from Dr. Levine asking for a sixty-five (65) day extension. Dr. Levine is modifying the proposal which will eliminate the proposed greenhouse. Per state statute an applicant can consent to a sixty-five (65) day extension and the commission just needs a motion to table. R. Farrugia made a motion, seconded by V. Robinson-Lewis to table until the next scheduled meeting. All voted in favor of the motion.

**c. Discussion Regarding 177 Gibson Hill Road – aka Gibson Park, LLC:** V. Robinson-Lewis made a motion, seconded by R. Farrugia, to move this over to legal. All voted in favor of the motion. J. Rabbit stated Norm Thibeault from Killingly Engineering Associates, LLC is present tonight to ask for access to staff regarding clarification on the regulations required by the property owner to satisfy the court agreement. N. Thibeault wishes to have permission from the commission to correspond with J. Rabbit, Town Planner, regarding the regulation requirements.

**New Business:**

**a. 8-24 Referral for the Potential Sale of 91 Industrial Park Road, Lot #6:** F. Bood reported that the Planning & Zoning commission received a memo dated, 11/12/2019 from the Board of Selectmen approving the request submitted by the Economic Development Commission for an 8-24 review of 91 Industrial Park Road, a.k.a. Lot #6. Mr. Jeff Joslyn, owner of Rock Solid Solutions proposes the purchase of Lot #6 to expand his business. Mr. Joslyn recently purchased the adjacent lot located at 109 Industrial Park Road, a.k.a. Lot #7, formerly owned by Mr. Clark Patterson. Purchasing Lot #6 would allow his business to build a garage for equipment. The parcel is 1.94 acres. R. Farrugia made a motion, seconded by V. Robinson-Lewis that the sale of Lot #6 to Jeff Joslyn, owner of Rock Solid Solutions is consistent with the Town's Plan of Conservation and Development. All voted in favor of the motion.

**b. Consider & Act on 2020 Schedule of Meetings:** R. Farrugia made a motion, seconded by V. Robinson-Lewis to approve the 2020 Meeting Schedule. All voted in favor of the motion.

**c. Election of Officers:** V. Robinson-Lewis made a motion, seconded by R. Farrugia to retain the present slate of officers. There were no objections and no other nominations. The following is the slate of officers for 2020: Frank Bood, Chair; Ross Farrugia, Vice Chair; and Dana Morrow, Secretary. All voted in favor of the motion.

**Audience of Comments:** David Mercer asked why the people at Gibson Hill Park are being forced to leave their property and why this campground is being singled out. He feels the people are being treated unfairly and should be allowed to stay in their homes. Chairman Bood explained that this situation is not the fault of the town or the board, but rather the result of a court proceeding, a judge's order, and mediation to help solve the problem. The property owner was given two (2) choices; the property can either be a campground or a 55 and older community. The property owner has not approached the town or the planning and zoning board with any plans to remedy the issue per the stipulated court agreement and has not chosen which direction to follow. The first approach from the property owner was tonight when Mr. Thibeault asked questions of the board. F. Bood stated all meeting minutes, court records, and judgements are on file with the town clerk's office and are available to the public during normal business hours. John Garcia asked the board if the new proposal is put in place, what is the effect on the seasonal campers using this campground? J. Rabbit stated this sized property can be a 55 and older community or a seasonal campground but until an application is received the intent is unknown. Dale Vandermark asked about the required property setbacks. F. Bood stated until an application is presented a determination cannot be made regarding specifics of any individual property. Rosemary Garcia asked questions regarding the overlay,

regulations, and stipulations. If this property is to remain a campground then the setbacks would not be the same as listed in the regulations; the stipulated agreement listed the regulations and requirements for the permanent structures in a 55 and older community. For the record, J. Rabbit also stated for clarification purposes that Sterling has one (1) zone, but as a result of the judge's decision and mediation, the board created an additional floating zone that can be applied to an area to establish a zone. Someone needs to apply to make this floating zone on one area. According to state statues, an application must be received, the application must meet the regulations, and then a time frame and process is followed for all approvals. An application is required and to date no property owner has approached any town member regarding this application process. David Mercer asked one last question regarding this property, specifically if it could be both a campground and a 55 and older community. F. Bood stated you would have to subdivide the property and the property is just not big enough to meet the regulations for both after subdivision. No other questions. Chairman Bood thanked the audience for attending and offered access to staff if needed.

**Any Other Business:**

**a. Commission Workshop – Roles, Responsibilities, Policies and Procedures:** V. Robinson-Lewis made a motion, seconded by R. Farrugia, to table this item to the next meeting. All voted in favor of the motion.

**Adjournment:** V. Robinson-Lewis made a motion, seconded by R. Farrugia, to adjourn at 8:24 p.m. All voted in favor of the motion.

Attest: \_\_\_\_\_  
Patricia Ball, Recording Secretary

Attest: \_\_\_\_\_  
Dana Morrow, Secretary